

Chairperson Michael Beckendorf
Vice-Chairperson Leo Gonzalez



Commissioners
Pete Bienski
Bobby Gutierrez
Nancy Hardeman
Scott Hickle
G.H. Jones
Kevin Krolczyk
Prentiss Madison

AGENDA

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, MAY 16, 2013 – 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER.**
- 2. HEAR CITIZENS.**
- 3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

All matters listed under Item 4, Consent Agenda, are considered routine by the Planning and Zoning Commission and will be enacted by one motion. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If the Commission desires to discuss an item on the Consent Agenda it will be moved (at the request of two Commissioners) to the Regular Agenda for further consideration.

4. CONSENT AGENDA.

A. Approval of minutes from the workshop and regular meetings on May 2, 2013.

B. Right-of-Way Abandonment RA12-07: N. Polk and N. Pierce Streets Drawing R. Haynes
A request to abandon a 10' x 115' portion of North Polk Street right-of-way extending north from its intersection with East 24th Street and adjacent to Lot 1 in Block 73 of Bryan Original Townsite, and a 15' x 115' portion of North Pierce Street right-of-way extending north from its intersection with East 24th Street adjacent to Lot 5 in Block 73 of Bryan Original Townsite in Bryan, Brazos County, Texas.

C. Final Plat FP12-10: Highland Hills – Phase 2 Drawing M. Dalton
Proposed Final Plat of Highland Hills Subdivision – Phase 2, being 20.26 acres of land out of John Austin Survey, A-2 located at the terminus of Highpoint Drive, northwest of its intersection with Briarcrest Drive in Bryan, Brazos County, Texas.

All matters listed on the regular agenda below are subject to individual staff presentations, discussion, and possible action by the Planning and Zoning Commission.

PROPOSED AMENDMENTS TO THE TEXT OF BRYAN'S CODE OF ORDINANCES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

5. **Tattoo Studio Uses in Downtown – South (DT-S) Zoning District** **M. Zimmermann**
A recommendation to the Bryan City Council regarding an amendment to the text of Bryan Code of Ordinances Chapter 130, Zoning, to allow tattoo studio uses in the Downtown – South (DT-S) zoning district by right, or with prior approval of a Conditional Use Permit, and determining whether any use-specific conditions should be applied to such uses, and amending existing zoning district regulations accordingly.

REQUESTS FOR APPROVAL OF ZONING CHANGES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

6. **Rezoning RZ12-08: WBW Land Investments, LP Attachments** **M. Zimmermann**
A request to change the zoning classification from Agricultural-Open District (A-O) to Planned Development District – Housing (PD-H) on 166.2 acres of land out of the Zeno Phillips League, Abstract No. 45 and the T. J. Wooten League, Abstract 59 located generally north of the Oak Meadow and Autumn Lake Subdivisions and along the west side of Chick Lane between West Villa Maria Road and Leonard Road in Brazos County, Texas.

REQUESTS FOR APPROVAL OF CONDITIONAL USE PERMITS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).

7. **Conditional Use Permit CU13-04: J.C. Wall III Drawing** **M. Hilgemeier**
A request to allow a townhouse development on property zoned South College – Business District (SC-B), specifically on property located at 3500 South College Avenue, being 2 acres of vacant land out of the J.E. Scott Survey at the south corner of South College Avenue and Watson Lane in Bryan, Brazos County, Texas.

8. ADJOURN.

The Planning and Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

The next regular meeting of the Planning and Zoning Commission is scheduled for Thursday, June 6, 2013 at 6:00 p.m.

FOR INFORMATION ON SIGN LANGUAGE INTERPRETATION, TDD OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN COMMUNICATIONS DEPARTMENT AT (979) 209-5120 AT LEAST 48 HOURS BEFORE

THE SCHEDULED TIME OF THE MEETING SO THAT YOUR REQUEST MAY BE ACCOMMODATED.

Para información en la interpretación de lenguaje por señas, TDD o otra información de traducción o accesibilidad, por favor contacte al Departamento de Comunicaciones de la Ciudad de Bryan al (979) 209-5120 por lo menos 48 horas antes del tiempo planificado de la reunión para que su petición pueda ser acomodada.